

## METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

## DESIGNATION REPORT - INDIVIDUAL SITE

Site Name Snell/Davis House Designation No. 8215  
Site Address 25755 Farmlife Road (S.W. 162nd Ave.) Date of Filing 11/16/82  
Owner and Address Mrs. Virginia Cooper, 25315 Farmlife Road, Homestead, FL. 33030 Date of Designation 12/2/82

Site Location - Legal description or district boundaries (see attached map):

Section 29, T. 56 S., R. 39 E. SW 1/4 of NW 1/4 of NW 1/4 of SE 1/4. 2.5 acres

Dade County Historic Survey Findings:  
This structure received a rating of 2 in architecture, 2 in history, and 1 in contextual significance.

Other Surveys:        H.A.B.S.  
       Natl. Reg.        H.A.E.R.  
Other:       

Title Verification (attach copy): Book 7205 Page No. 849 Deed Type Warranty

Current Zoning (describe): AU 1 - agricultural

Current Use (describe): Residential/rental

Current Condition (describe): Good

Physical Description of Site (attach 1 or 2 photos):

The Davis house is a two-story, multiple gable structure, with a one-story front porch, constructed on a natural rise in the landscape. The wood frame house is now stuccoed, but probably was originally constructed with horizontal weatherboarding typical of the time and area. The oldest portion of the house dates from 1906 and was originally a one or two room lean-to shack which (according to the current owner) now comprises the rear first floor kitchen area of the main house. If so, the original structure is not immediately discernable from the interior or exterior of the current house. The front rooms were added circa 1914, and the second story in the 1920s. These additions constitute the main body of the current house, which appears to be pretty much in its original condition with the exception of the applied stucco, and the partial enclosure of the front porch. The 2/1 double hung sash windows are original, but are disguised by Bahama shutters.

Original interior features are still intact, including a brick fireplace, wood floors, staircase, decorative glazed panel doors, and an unusually high first floor ceiling which creates an elegant effect not typical of rural, South Dade farm houses. Another unusual feature is the basement. A rear room workshop with no interior finishing is still intact also.

Significance - Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

This house is significant because of its association with the Snell and Davis families, pioneers of South Dade; and because of its age, although there have been several additions over the years. The oldest portion of the house was constructed in 1906, according to the current owner, Mrs. Virginia Cooper. It was a lean-to shack and the home of Newton Snell who homesteaded the tract shortly after the turn of the century. Snell lived in South Dade for many years. He was a farmer and known by other pioneers as an eccentric.

About 1913, Mr. Snell turned his house and property over to his daughter, Ruth and her husband, Samuel Davis. They made two major additions to the house (see physical description) and raised a family there. Mr. Davis spent the remainder of his life there; Mrs. Davis sold the property in 1971 to Virginia Cooper, a neighbor.

Statement of Significance (continued):

In her later years, Mrs. Davis was known locally as the "Day Lily Woman" because she cultivated her entire yard with the flowers which she sold to area residents. Mr. Davis, like his father-in-law, was a farmer, but also a violin and furniture maker. He was known as a fine craftsman who repaired violins for the University of Miami School of Music, and for regional symphony orchestras. Some of his furniture is still in the house. Mr. Davis' workshop remains in the house with some of his materials extant. Mr. Davis also added a basement after the main house was constructed, by dynamiting the underlying rock.

The Snells and Davises are considered pioneer families in South Dade County. Some of their relatives remain in the area.

(Use additional sheets if necessary)

Bibliographic References:

Cooper, Virginia. Letter to Dade County Historic Preservation Division, August, 1982.

Dade County, Florida, Recorder's Office, Deed Abstract Book 29.

Taylor, Jean. Telephone Interview (by Margot Ammidown), October 26, 1982.

Special Standards for Certificate of Appropriateness:

Impacts - Impact of the designation on proposed public improvements, renewal projects or private development.

Draft Resolution Designating the Property:

Whereas, the Snell/Davis House is associated with the pioneer Snell and Davis families, and

Whereas, a portion of the Snell/Davis House was a primitive pioneer structure built in 1906 and the existing wood frame house, although stuccoed, was built in 1914 and a second floor added in 1920, and

Whereas, the preservation of historic sites is in the best interest of Dade County and its citizens, and

Whereas, the Snell/Davis House is located in Section 29, T. 56 S., R. 39 E., SW 1/4 of NW 1/4 of NW 1/4 of SE 1/4. 2.5 acres,

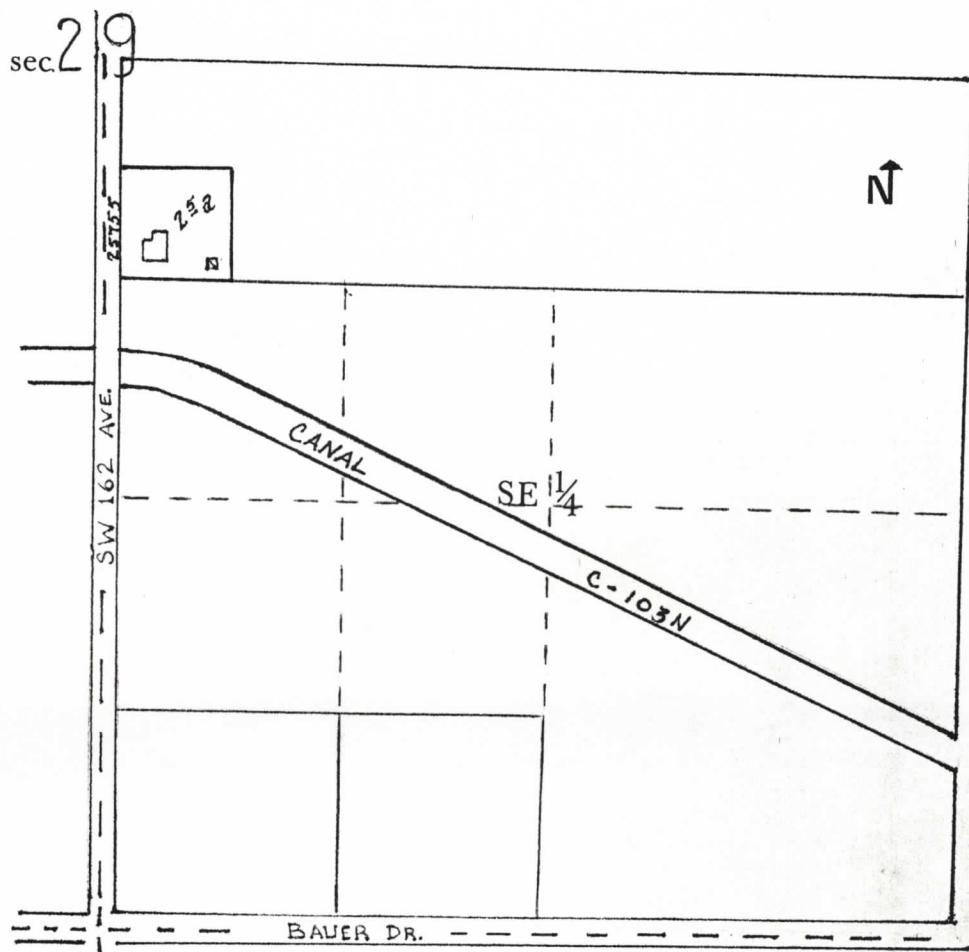
Now, therefore, be it resolved that the Historic Preservation Board on Thursday, December 2, 1982, has designated the Snell/Davis House as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Snell/Davis House is subject to all rights, privileges, and requirements of that ordinance.

Designation is approved as evidenced by the signature  
of the Historic Preservation Board Chairman.

Staff Recommendation:

Based on the request for designation and the findings of this report, staff recommends the designation of the Snell/Davis House as an individual historic site.

SNELL/DAVIS HOUSE





1P,

27.50

Made this 30 day of April A.D. 1971  
BETWEEN

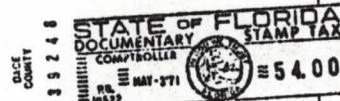
JOSEPH S. MARCUS as Guardian for RUTH A. DAVIS, Incompetent,  
of the County of Dade, in the State of Florida, party of the first part, and  
VIRGINIA M. COOPER  
of the County of Dade, in the State of Florida, whose post office address is  
25315 Farmlife Road, Homestead, Florida  
party of the second part.

**Witnesseth**, That the said party of the first part, for and in consideration of the sum of  
TEN DOLLARS and other good and valuable consideration-----Dollars,  
to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,  
he has granted, bargained, and sold to the said party of the second part, her heirs  
and assigns forever, the following described land, situate, and being in the County of Dade  
State of Florida, to-wit:

The SW<sub>1/4</sub> of the NW<sub>1/4</sub> of the NW<sub>1/4</sub> of the SE<sub>1/4</sub> of Section 29,  
Township 56 South, Range 39 East, lying and being in Dade  
County, Florida.

Subject to conditions, reservations, restrictions, limitations,  
and zoning ordinances of record.

Subject to that certain Purchase Money Mortgage executed on the  
30th day of April 1971 between Virginia M. Cooper and Joseph S.  
Marcus as Guardian for Ruth A. Davis, Incompetent, in the  
original amount of \$18,000.00.



And the said party of the first part does hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, The said party of the first part has hereunto set his  
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

*B. Arlen Hand* U.S.  
*D. B.* U.S.

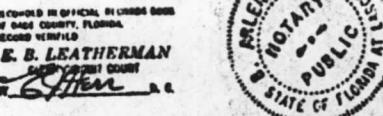
STATE OF FLORIDA,  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
JOSEPH S. MARCUS, as Guardian for RUTH A. DAVIS, Incompetent,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged  
before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of  
April A.D. 1971.

*B. Arlen Hand*  
NOTARY PUBLIC, STATE OF FLORIDA  
at Large



4.00

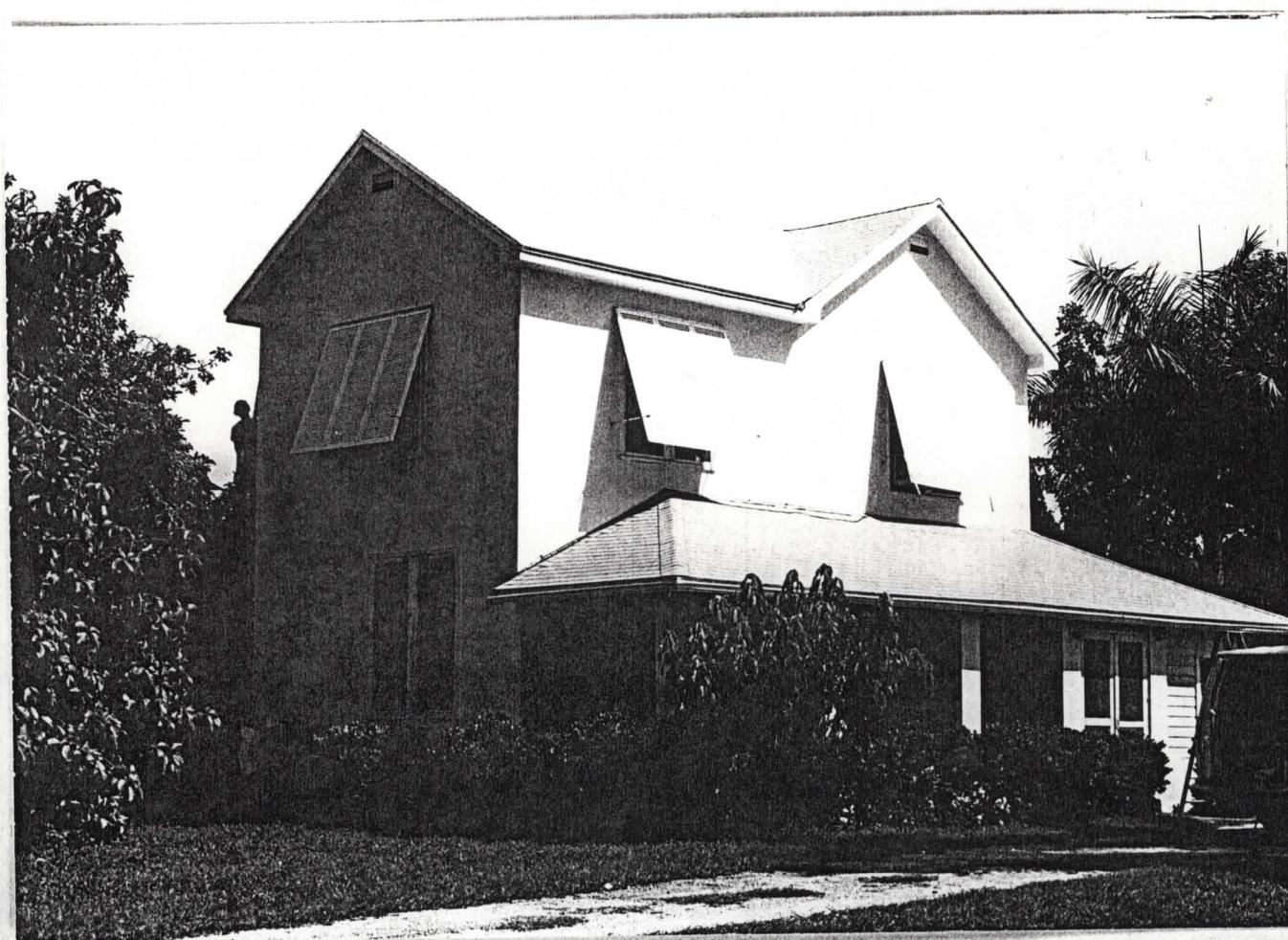
My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR. 7, 1973  
GENERAL INSURANCE UNDERWRITERS, INC.

This instrument prepared by:

Address This instrument was prepared by  
JOSEPH S. MARCUS, Attorney  
317 North Krome Avenue,  
Homestead, Florida 33030

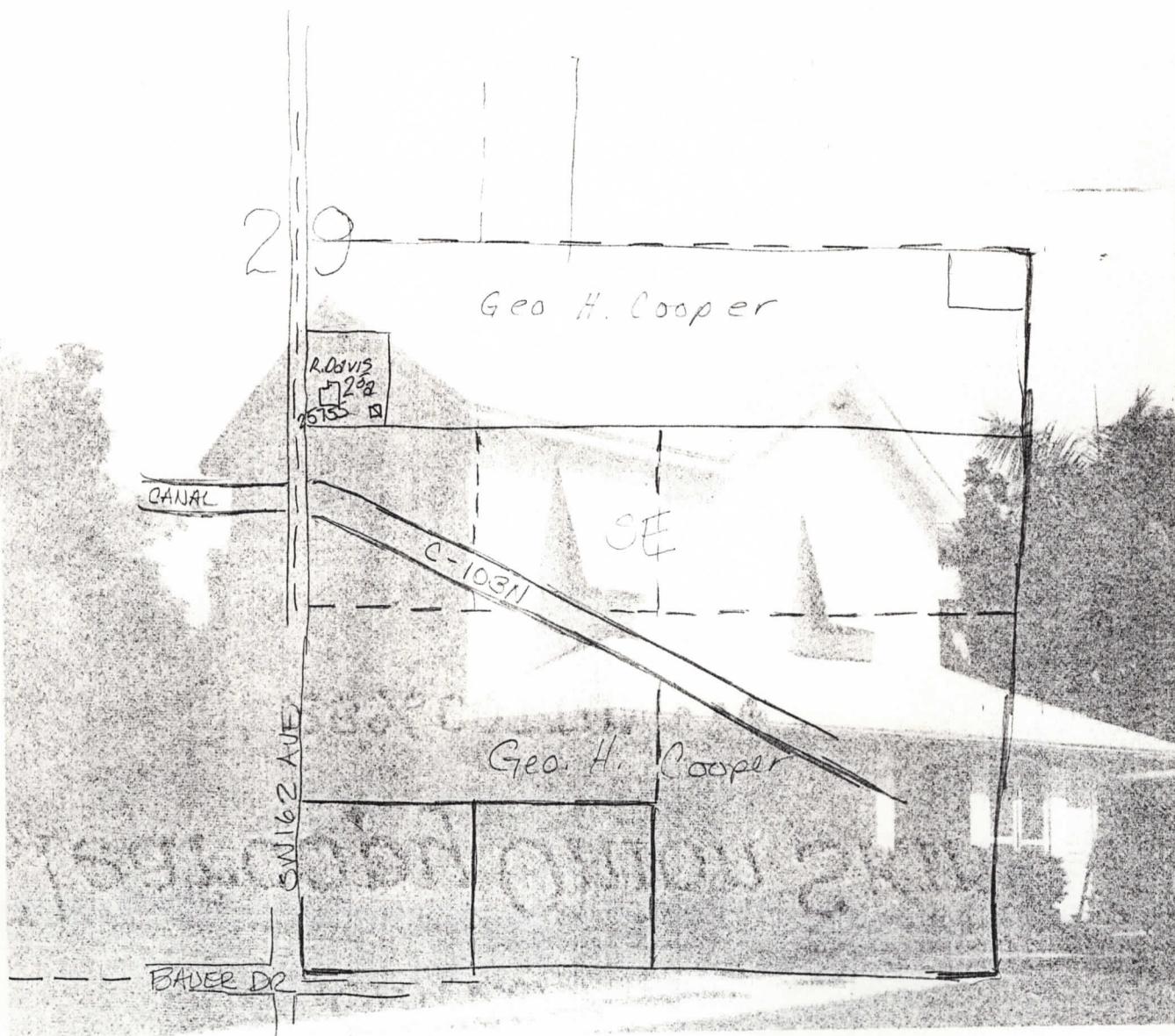
RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
E. B. LEATHERMAN  
NOTARY PUBLIC  
*E. B. LEATHERMAN*

SNELL/DAVIS HOUSE



Hopewell  
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1982

SHILL/DAVIS ROAD



SW 1/4 NW 1/4 NW 1/4 SE 1/4  
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